



## FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING  
Livable Frederick Planning & Design Office

Jan H. Gardner  
County Executive

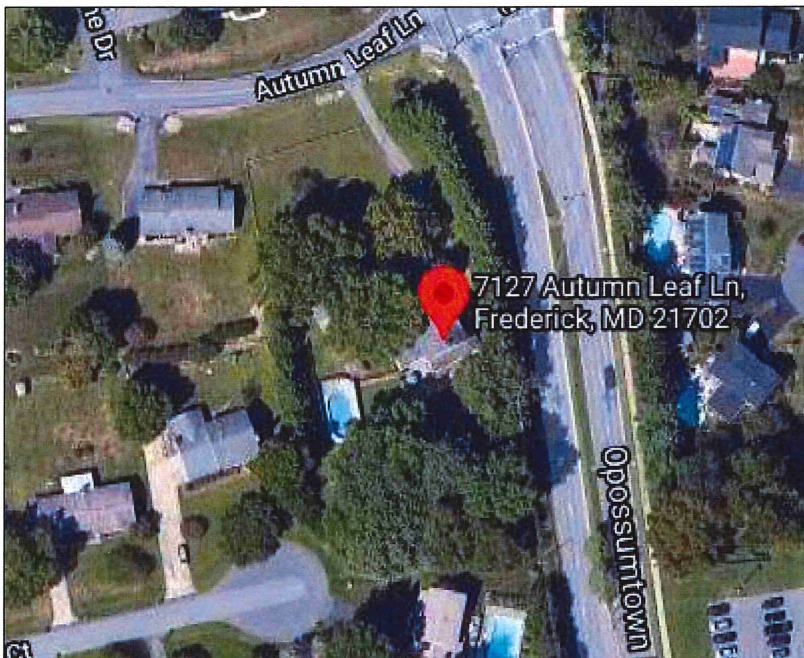
Steven C. Horn, Division Director  
Kimberly Golden Brandt, Director

### FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION **STAFF REPORT** September 1, 2021

**Address:** 7127 Autumn Leaf Lane, Frederick      **Meeting Date:** September 1, 2021  
**Applicant:** Eric Gleysteen      **Report Date:** August 23, 2021  
**Case No.:** COA 21-07      **Staff:** Amanda Whitmore  
**Proposal:** Alterations to non-contributing structure

#### PROPERTY DESCRIPTION

The Samuel Fleming House is listed on the County Register of Historic Properties (CR # 21-03). The property includes the entire parcel which includes the historic house, and two non-contributing structures. The house was built in 1771 with a rear wing addition added in the mid-19<sup>th</sup> century. The property is accessed from Autumn Leaf Lane.



**Fig. 1: Subject property.**

## **PROPOSAL**

The applicant proposes to make exterior alterations to the non-contributing garage to include removing the first floor windows and door on the façade, infilling the garage doors, reframing the façade to center new windows and door, removing existing siding on the entire structure, and installing hardie-plank siding.



**Fig. 2: Façade of garage structure.**

## **APPLICABLE GUIDELINES**

When reviewing alterations to a designated County Register property several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Frederick County Historic Preservation Code: Chapter 1-23*, the *Frederick County Register of Historic Places Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### **Frederick County Code: Chapter 1-23-7B**

- (1) In reviewing applications, the Commission shall give consideration to the historic, archeological, or architectural significance of the landmark, site, or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area; the relationship of the exterior architectural features of a landmark or structure to the remainder of the landmark or structure and to the surrounding area; the general compatibility of proposed exterior design, scale,



proportion, arrangement, texture, and materials to the landmark, site, or structure and to the surrounding area; and any other factors including aesthetic factors which the Commission deems to be pertinent.

- (2) The Commission shall consider only exterior features of a landmark or structure and shall not consider any interior arrangements.
- (3) The Commission shall not disapprove an application except with respect to the several factors specified in paragraph (1) above.
- (4) The Commission shall be strict in its judgment of plans for sites or structures determined by research to be of historic, archeological, or architectural significance. The Commission shall be lenient in its judgment of plans for sites or structures of little historic, archeological, or architectural significance, or of plans involving new construction, unless in the Commission's judgment such plans would seriously impair the historic, archeological, or architectural significance of surrounding sites or structures. The Commission is not required to limit construction, reconstruction, or alteration to the architectural style of any one (1) period.

### **Frederick County Register of Historic Places Design Guidelines**

The *Guidelines* contain an Ancillary Structures Chapter (Chapter 6) and an Alternative Materials section (Chapter 8-A) that should be referred to when reviewing this COA application. This section of the guidelines provides the following guidance:

*Recommendations for Ancillary Structures (Ch. 6-C):* Where replacement materials are proposed, the new material shall match the existing in durability, texture, and finish. Design proposed new ancillary structures to complement the massing, scale, form, orientation, materials, and details of the other historic buildings and structures on the property. New outbuildings should not convey a false sense of history and should not be confused with the historic features of the site.

*Alternative Materials for Historic Buildings and Ancillary Structures (Ch. 8-A.1):* The Commission may be more lenient toward the proposed use of alternative materials on ancillary structures. The alternative material or method should be compatible with the other historic buildings and structures on the property.

*Alternative Materials for New Construction (Ch. 8-A.2):* Alternative materials and construction methods proposed for additions and new construction should be compatible with the historic materials on the rest of the property or in the surrounding neighborhood and should be complementary in size, shape, scale, texture, finish, and color. The quality of the materials should match those of the historic context and the construction methods should be durable and time tested. The Commission will review alternative materials for new construction on a case-by-case basis.

*Alternative Materials Not Approved (Ch.8-A.3):* Alternative materials that will not be approved by the Commission include anything made of vinyl or PVC. This does not constitute an exhaustive list of inappropriate alternative materials.

## Secretary of the Interior's Standards for Rehabilitation

The *Standards* define rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* that are most applicable to the application before the Commission are as follows:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## STAFF DISCUSSION

The applicant proposes to make exterior alterations to an existing non-contributing garage to include removing the first floor windows and door on the façade and removing the existing Masonite siding on the entire structure.

The garage structure was added to the property in the 1970s and was later converted into a living space. The one-story structure sits on a concrete block foundation under a gable roof and faces east towards Opossumtown Pike. The materials on the structure are not historic; therefore, Staff supports their removal.

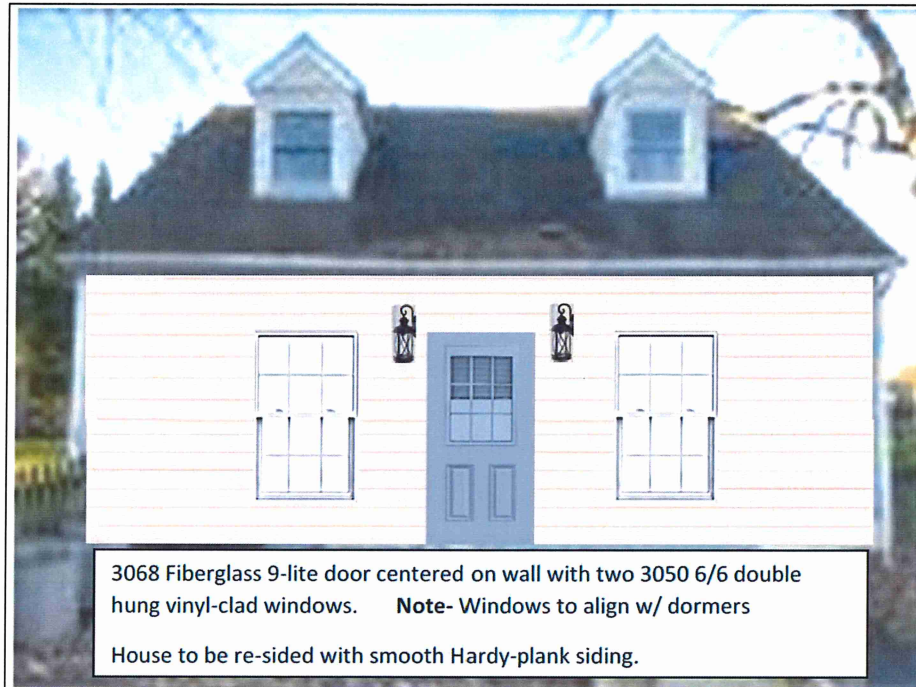


**Fig. 3: Garage structure located at the rear of the house, facing Opossumtown Pike.**

The applicant proposes to infill the two garage door openings with two courses of 8" block doveled into the existing block and concrete. The façade will then be reframed to allow for the installation of two, white six-over-six double-hung vinyl windows and one 9-



lite fiberglass door. The door will be centered on the elevation and the new windows will align with the existing dormers. Two carriage lights are proposed on either side of the new entry.



**Fig. 4: Proposed alteration to existing garage.**

Staff finds that the change in configuration of the façade with a central entry way flanked by two windows is appropriate and compatible with the property by creating a similar order and rhythm complementary to the historic building.

The proposed replacement materials and features require further discussion by the Commission as alternative materials are reviewed on a case-by-case basis. The structure is a non-contributing ancillary building on the property built in the 1970s. In reviewing non-contributing resources, the Commission “shall be lenient in its judgment of plans for sites or structures of little historic, archeological, or architectural significance, or of plans involving new construction, unless in the Commission’s judgment such plans would seriously impair the historic, archeological, or architectural significance of surrounding sites or structures” (Chapter 1-23-7(B)(4)).

### **Materials**

The Guidelines state that vinyl and PVC materials will not be approved by the Commission. Therefore, the vinyl windows and PVC mouldings and window trim are not an acceptable material. However, the Commission may determine that a vinyl-clad wood window on a non-contributing ancillary structure is appropriate since it is not comprised entirely of vinyl. A vinyl-clad window contains wood on the interior while the exterior is covered in vinyl. Vinyl-clad windows have a longer lifespan than vinyl and are more thermally efficient. Vinyl windows can last from 10 to 15 years while a clad window can last up to 30 years. Alternatively, the Commission may determine an aluminum-clad

window as a more appropriate choice as there is no vinyl material involved. Aluminum-clad windows have been approved by the National Park Service for tax rehabilitation credits. Finally, Staff recommends that the PVC mouldings and window trim be replaced with smooth hardie-plank trim boards.

### **Windows and Door**

The window grilles complement the multi-paned windows on the historic house. However, these grilles must be adhered to the exterior of the window glazing and not be located between the glazing, per the Guidelines. Alternatively, since this is a non-contributing ancillary structure, Staff finds that one-over-one windows may be considered per the recommendations for ancillary structures in Chapter 6-C that state new outbuildings not convey a false sense of history and that new ancillary structures complement the details of the historic building but do not require them to match. Staff recommends that the grilles be simulated divided lite windows or the windows be one-over-one with no divided glass. The recommended condition, if adopted, can be confirmed by Staff upon review of permit drawings.

The replacement door is proposed to be a 9-lite fiberglass door. Chapter 6-C of the Guidelines states that the design of proposed new ancillary structures complement the massing, scale, form, orientation, materials, and details of the other historic buildings on the property. While this is not new construction, the entire façade of the structure is being re-constructed. Staff finds that the proposed door is appropriate and is complementary to the site. While Staff would prefer a door with at least four panels and fewer lites to better complement the historic building, in this instance the 9-lite door is acceptable. The structure is not historic and the door will not seriously impair the historic and architectural significance of the surrounding site.

### **Siding**

In place of the existing Masonite Dutch-lap siding the applicant proposes to install smooth fiber cement siding. This alternative material has a thinner profile than wood siding, however it will create an appearance that is more consistent with wood siding than the existing Masonite siding, and Staff recommends approval of the siding replacement.

### **Lighting**

The applicant proposes to install two carriage style lights on either side of the entryway. Staff recommends approval of the lights so long as the lights are an appropriate scale and do not mimic a specific historic style.

### **STAFF RECOMMENDATION**

Staff recommends the Commission **approve with conditions** COA #21-07:



1. The proposed window material is entirely vinyl. This is an inappropriate material and either vinyl-clad or aluminum-clad need to be used. The recommended condition, if adopted, can be confirmed by Staff upon review of permit drawings.
2. The proposed corner mouldings and window trim are PVC. This is an inappropriate alternative material and smooth fiber cement boards need to be used. The recommended condition, if adopted, can be confirmed by Staff upon review of permit drawings.
3. Information on the location of the window grilles was not provided. Staff recommends that the grilles be simulated divided lite windows with the grilles adhered to the exterior of the window, per the Guidelines. Alternatively, Staff recommends the windows be one-over-one with no divided glass. The recommended condition, if adopted, can be confirmed by Staff upon review of permit drawings.
4. Staff recommends approval of the carriage lights with the condition that the lights are an appropriate scale and do not mimic a specific historic style.

Staff further recommends approval with the five conditions under the criteria for Application Review in Chapter 1-23-7 having found that the proposal will not substantially alter the exterior features of the historic resource, does not seriously impair the historic, archeological, or architectural significance of surrounding sites or structures and is compatible in character to the property and with the *Secretary of the Interior's Standards for Rehabilitation* #9 and #10.

# Certificate of Appropriateness Application

## Frederick County Historic Preservation Commission

Building Permit # (if applies): _____	<i>For Office Use Only</i> Certificate Application #: COA# 21-07 CR#: 21-03
HPC Hearing Date: <u>9</u> / <u>1</u> / <u>2021</u>	Application Accepted as Complete: <u>8</u> / <u>23</u> / <u>2021</u>
HPC Decision:	
Granted: _____	
Rejected: _____	
Deferred for Information/Consultation: _____	

Please print or type. Applications must be received 4 weeks prior to the scheduled HPC meeting.

### 1. APPLICANT

Name: Eric Gleysteen

Address: 7127 Autumn Leaf Lane, Frederick, MD 21702

Home/Cell Phone: (301) 943-3373 Work/Other Daytime Phone: \_\_\_\_\_

Email: eric.gleysteen@gmail.com

Owner Name and Address (if other than applicant): \_\_\_\_\_

### 2. HISTORIC PROPERTY

Name (as listed in Frederick Co. Register of Historic Places): Samuel Fleming House

Street Address: 7127 Autumn Leaf Lane, Frederick, MD 21702

Tax Map & Parcel Number: 057H, 0268

### 3. TYPE OF CHANGE (check all that apply)

<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Excavation	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Grading	<input type="checkbox"/> Addition
<input type="checkbox"/> Moving	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Sign	<input type="checkbox"/> Other

### 4. WORK BEING PERFORMED BY:

Architect: Not clear that Architect will be needed, but CADDWORKS would be the company used

Engineer: N/A

Building Contractor/Other: Colonial Renovations, Inc.

### 5. REQUIRED ATTACHMENTS TO THIS APPLICATION:

<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Elevation	<input type="checkbox"/> Detail Drawing(s) or Sketch(es)
<input type="checkbox"/> Materials Sample(s)	<input checked="" type="checkbox"/> Photographs (4x6 or larger)	<input checked="" type="checkbox"/> Other

(Please discuss appropriate photographs/materials with Historic Preservation Planner prior to application submission)



**6. FOR PROPERTIES UNDER EASEMENT FROM A HISTORIC PRESERVATION ORGANIZATION:**

*Please provide written approval of requested change from easement holder.*

**7. A. I plan to apply for a Federal tax credit for this project:**

☐ Yes ☒ No

**B. I plan to apply for a State tax credit for this project:**

☐ Yes ☒ No

**C. I plan to apply for a Frederick County Property tax credit for this project:**

☐ Yes ☒ No

**D. I have been awarded a Frederick County Rural Historic Preservation Grant for this project:**

☐ Yes ☒ No

**8. I have applied for another Frederick County permit, approval, or license regarding this property:**

☐ Yes ☒ No

Please note that while we have not applied for any building permits concerning this structure and do not need any for the exterior work we are currently seeking HPC approval for in this application, eventually we will seek permits for this structure concerning work and changes being done on its interior to make it livable and rentable.

**9. DESCRIPTION OF PROPOSED WORK: (attach extra sheets as needed)**

See attached sheet providing project summary below.

**10. POSTING OF PROPERTY:**

Placards will be provided by the Planning & Permitting Department and must be placed in full view near the principal public road(s) bordering the property for 14 days prior to the scheduled date of the public hearing before the Historic Preservation Commission. Placards should be reasonably weatherproofed and on a stiff backing. Applicants are responsible for the installation and maintenance of the placards unless other accommodations have been made with HPC Staff.

**11. PLEASE READ AND INITIAL THE FOLLOWING STATEMENTS:**

EG        I am the owner of this property, or

       I am acting on behalf of the owner(s) of this property and have attached a letter from the owner(s) indicating their knowledge of this application.

EG        The information on this application represents an accurate description of the proposed work. I have omitted nothing that might affect the decision of the Historic Preservation Commission.

EG        I understand that the approval of this application by the Frederick County Historic Preservation Commission does not constitute approval of other required federal, state, or local permit applications.

EG

I agree to supply two additional photographs of appropriate representative views of the proposed work when the job is completed.

EG

I will attend (or send a representative to attend) the public meeting for this application before the Historic Preservation Commission.

EG

I understand that issuance of a Certificate of Appropriateness is not an authorization to begin work.

EG

I agree or am authorized by the property owner to grant County officials the right to enter onto the property for the purpose of inspecting the work permitted.

Eric Gleysteen 8/11/21

Signature of Owner/Applicant

Date



Project Summary:

Colonial Renovations proposes to remove the 1 st floor front wall siding, framing, door and window; infill two 9ft. garage door openings with 2 coarses of 8" block doveled into existing block and concrete base. We will then frame ~ 28 ft. of 2" x 8" exterior partition to accommodate two 3050 Simonton white 6/6 double hung vinyl windows and one 3068 9-lite Reeb fiberglass door. The door will be centered on the wall. The windows, equally spaced, will align with the existing dormers. Additionally we will re-wire all receptacles on the front wall, install two carriage lights and one GFI receptacle.

The entire exterior will have the masonite Dutch-lap siding removed (~1500sq.ft.) House wrap will be installed. The siding will be replaced with prefinished smooth James Hardie HardiePlank siding finishing into white 1x4 PVC corner mouldings and window trim.

\*\*Please note that the structure in question is not a contributing resource to the historic character of the property.

**COLONIAL RENOVATIONS, INC.**  
Remodeling - Home Improvements – Painting

6234 White Oak Drive  
Frederick, MD 21701  
301-663-3873 office/fax

Eric Gleysteen  
7127 Autumn Leaf  
Frederick, MD 21702  
8-10-21

MHIC #30642  
camovers@comcast.net  
301-788-1930 (c)

301-943-3373  
[eric.gleysteen@gmail.com](mailto:eric.gleysteen@gmail.com)



Colonial Renovations proposes to remove the 1<sup>st</sup> floor front wall siding, framing, door and window; infill two 9ft. garage door openings with 2 coarses of 8" block doveled into existing block and concrete base. We will then frame ~ 28 ft. of 2" x 8" exterior partition to accommodate two 3050 Simonton white 6/6 double hung vinyl windows and one 3068 9-lite Reeb fiberglass door. The door will be centered on the wall. The windows, equally spaced, will align with the existing dormers. Additionally we will re-wire all receptacles on the front wall, install two carriage lights and one GFI receptacle.

The entire exterior will have the masonite Dutch-lap siding removed (~1500sq.ft.) House wrap will be installed. The siding will be replaced with prefinished smooth James Hardie HardiePlank siding finishing into white 1x4 PVC corner mouldings and window trim.

**SCOPE OF WORK RE: FRONT WALL & EXTERIOR RENOVATION**

- 1. Demolition** - Remove and haul 1<sup>st</sup> Floor Front Wall- siding, framing, door and window.

*Note- 1. Extent of demolition may change after exposing deteriorated material.*

- 2. Existing header appears to be in good condition & able to carry new door and windows.*

- 2. Masonry**- Infill two 9ft. garage door openings with 2 coarses of 8" block doveled into existing block and concrete base

- 3. Framing** - Furnish & install~ 28 ft. of 2" x 8" exterior partition as follows:

- A. 2" x 8" p/t sill plate over foam sill seal bolted w/ anchors ~3' o.c.
- B. studs 16" o.c. (8 ft. ceilings)
- C. 1/2" OSB exterior plywood sheathing
- D. Flash all openings with self-adhering flashing tape
- E. 200sq. ft. of Tyvac house wrap



**4. Electric-** Furnish and install rough electric to accommodate:

- A. re-wiring all receptacles for front wall
- B. Install two outside lights (*provided by owner*)
- C. One GFI receptacle



**5. Windows / Doors & Hardware-** Furnish and install:

- A. Windows-** two 3050 Simonton white 6/6 double hung vinyl windows w/ extension jambs, full screens, and double locks

<https://www.simonton.com/products/double-hung/>

- B. Door-** One Reeb 3068 fiberglass S2100 9-lite, extension saver jamb, brushed nickel, square self-aligning hinges, mill finish w/light cap composite adjustable sill, bronze compression weatherstripping, double lock bore 2-3/8" backset bore

<https://reeb.com/exterior-fiberglass-doors/>

- C. Hardware-** One Reliabuilt locking handset and deadbolt keyed alike

**6. Siding-**

- A. Remove and haul ~15 sq. of Masonite Dutch-lap siding

- B. Furnish and install:

- 1. ~ 1500 sq. ft. of house wrap
- 2. ~ 15 sq. of prefinished smooth James Hardie HardiePlank siding (*stock color*)
- 3. ~ 100 ft of 4" PVC corner moldings

**Note-** *Estimate does not include structural repair exposed after removal of siding and that plywood sheathing is in acceptable condition*

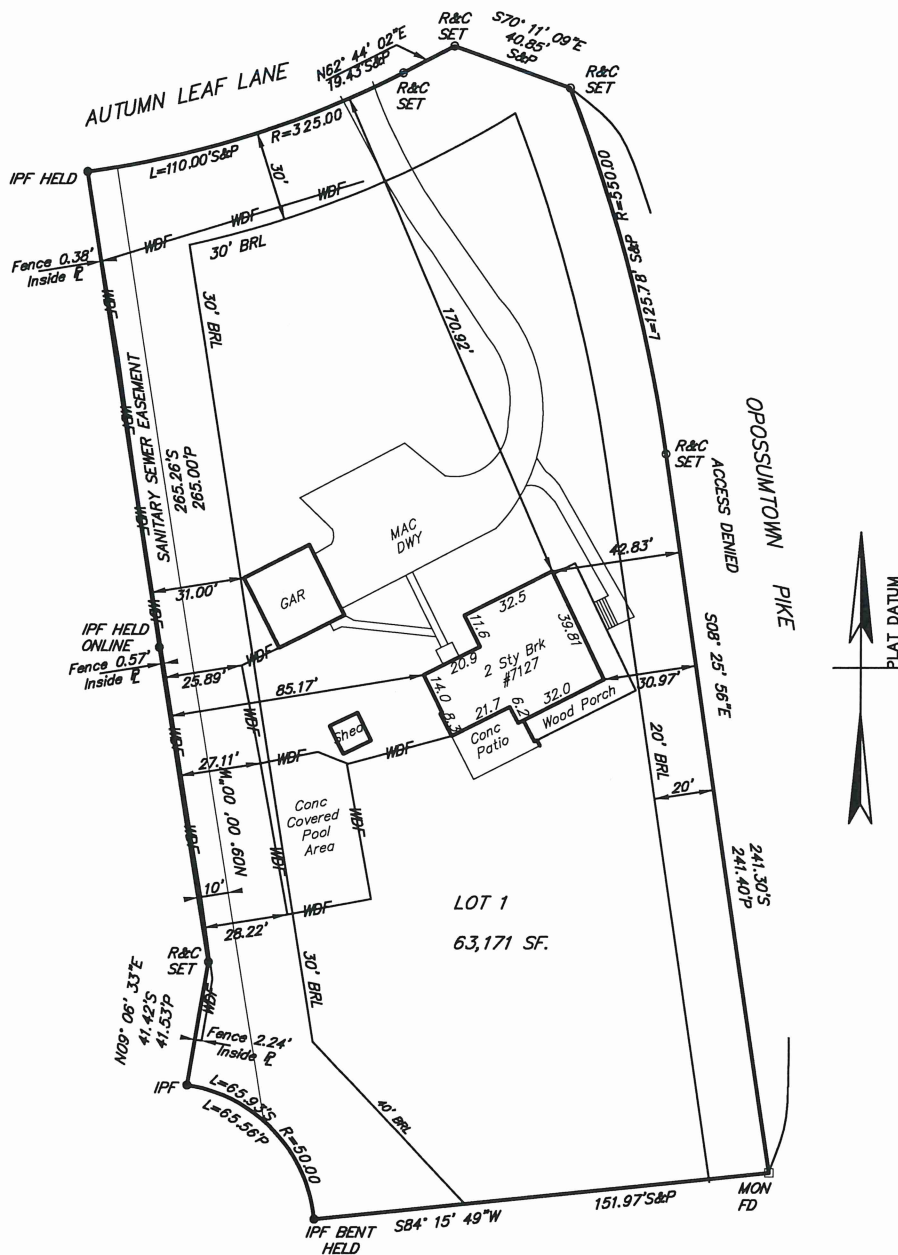
<https://images.thdstatic.com/catalog/pdfImages/76/76f291f7-9a12-426d-98ae-61feb7cc5dec.pdf>

**Gleysteen Recreation Room-** proposed front entry renovation

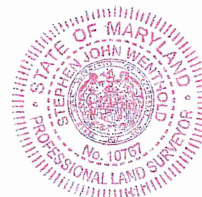


Please note that carriage lights are not drawn to scale and are placed in an approximation of where they would end up.





● IPF = IRON PIPE FOUND  
 ○ R&C SET = REBAR & CAP SET  
 □ MON FD = MONUMENT FOUND  
 S = SURVEY  
 P = PLAT  
 WDF = WOODEN FENCE  
 P = PROPERTY LINE  
 SF = SQUARE FOOTAGE



Date: 11-11-2020 Scale: 1"=40' Dmn: RC  
 Plat Book: 20  
 Plat No: 160  
 Work Order: 20-1704  
 Address: 7127 AUTUMN LEAF LN., FREDERICK, MD.  
 District: 21  
 Jurisdiction: FREDERICK COUNTY, MD

NO TITLE REPORT FURNISHED

# BOUNDARY SURVEY

LOT 1  
 SECTION ONE  
 CLOVER HILL II

## Surveyor's Certificate

My License expires on February 10, 2022

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Building restriction lines shown as per available information



*Stephen J. Wentz*  
 MERIDIAN SURVEYS, INC.  
 P.O. BOX 549  
 FREDERICK, MD 21705  
 (301) 721-9400



East Elevation



North Elevation





South and West Elevations

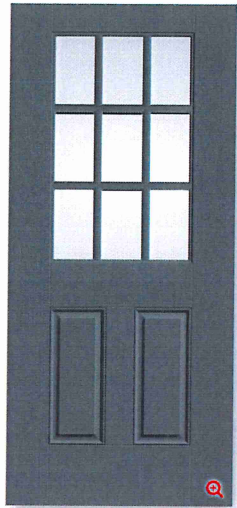


West Elevation





SHARE



## Smooth-Star®



Half Lite 2 Panel Flush-Glazed | Style No. S2150-SDL



3.5 (16) [Write a review](#)

3 Available Sizes



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### GLASS OPTIONS



DESIGN YOUR DOOR

WHERE TO BUY

ORDER FINISH SAMPLES



## CUSTOMER COPY

QUOTE / ORDER #1697528

Date Entered: 8/11/2021

Date Printed: 8/17/2021

Printed By: Kelli Souders

SOLD TO:

SHIP TO:

6822 English Muffin Way  
Frederick, MD 21703  
301-846-4944  
kelli.souders@abcsupply.com

Phone:  
Fax:

Phone:  
Fax:

PO NUMBER

QUOTE NAME

PROJECT NAME

Unassigned Quote

Unassigned Project

Item #	Qty.	Description	Unit Price	Ext. Price
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100-1 2 ProFinish Contractor Double Hung 36" X 60"  
Operation = Operating, Frame = Deluxe J-Channel,  
Frame Modification = J-Channel Removed, Ext.  
Color = White, Int. Color = White, Glass Package =  
Standard Glass Options, ProSolar Sun Low E,  
Argon, Intercept, 3/4"IGU, Glass Thickness = 1/8 in  
- 1/8 out DS, Upper = Annealed, Lower = Annealed,  
Locks = 2, White, Cam, Screen Coverage = Full,  
Fiberglass, Extruded, Screen Mullion = Yes, Grille  
Pattern = Colonial, Grille App = 3/4" Contour,  
White, 3W2H, U-Factor = 0.31, SHGC = 0.44, VT =  
0.53, STC = 0, Meets Energy Star Zones = None, DP  
= 45, AAMA, TDI = WIN-833, Florida Approval  
Code = 5167

